

311

11th Avenue

San Francisco CA 94118

TCN
WORLDWIDE
REAL ESTATE SERVICES

For Sale

\$3.5M

CAP Rate: 8.33%

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BUILDING SUMMARY

Address:	311 11th Avenue
Property Type:	Mixed Use
Purchase Price:	\$3,500,000
CAP Rate:	8.33%
Building Size:	± 9,950 SF (per tax records)
Lot Size:	± 5,248 SF
Zoning:	NCD – Inner Clement District



Location

Prime Richmond District Spot



Property Type

15 SRO Units + Ground Floor Commercial



Renovations

\$1,000,000+ in Capital Improvements



Income

8.33% In-Place Cap Rate



Upside Potential

22% Rent Growth Opportunity



Condition

Turnkey & Fully Renovated



Parcel / Block

1443 / 001



Height Limit

40X



Street Frontage

50 FT

Rent Roll

311 11th Ave.	Monthly	Annual
#1	\$741.55	\$8,898.60
#2	\$761.94	\$9,143.28
#3	\$1,475.00	\$17,700.00
#4	\$1,300.00	\$15,600.00
#5	\$1,300.00	\$15,600.00
#6	\$615.85	\$7,390.20
#7	\$649.02	\$7,788.24
#8	\$1,528.00	\$18,336.00
#9	\$1,650.00	\$19,800.00
#10	\$604.14	\$7,249.68
#11	\$293.66	\$3,523.92
#12	\$405.89	\$4,870.68
#14	\$1,400.00	\$16,800.00
#15	\$325.00	\$3,900.00
#16	\$2,600.00	\$31,200.00
#1001	\$19,236.00	\$230,832.00
Total Income	\$34,886.05	\$418,632.60

Expenses

311 11th Ave.	Monthly	Annual
Alarm&HVAC	\$(72.00)	\$(864.00)
Pest Control	\$(72.00)	\$(864.00)
Housekeepimg	\$(800.00)	\$(9,600.00)
PM Fees	\$(300.00)	\$(25,117.96)
Prop Insurance	\$(568.00)	\$(6,816.00)
Prop Tax Mont	\$(5,118.72)	\$(41,300.00)
Supplies&Repairs	(\$1,046.58)	\$(12,558.98)
Utilities-SFWtr-312	\$(560.07)	\$(6,720.84)
gas	\$(581.95)	\$(6,983.40)
PGE electric	\$(919.70)	\$(11,036.40)
Utilities-recology	\$(442.67)	\$(5,312.04)
Total expence	\$(10,409.69)	\$(127,173.61)
Net Income		\$291,458.99
CAP Rate		8.33%
Purchase Price		\$3,500,000.00

*Based on 6% of the Gross

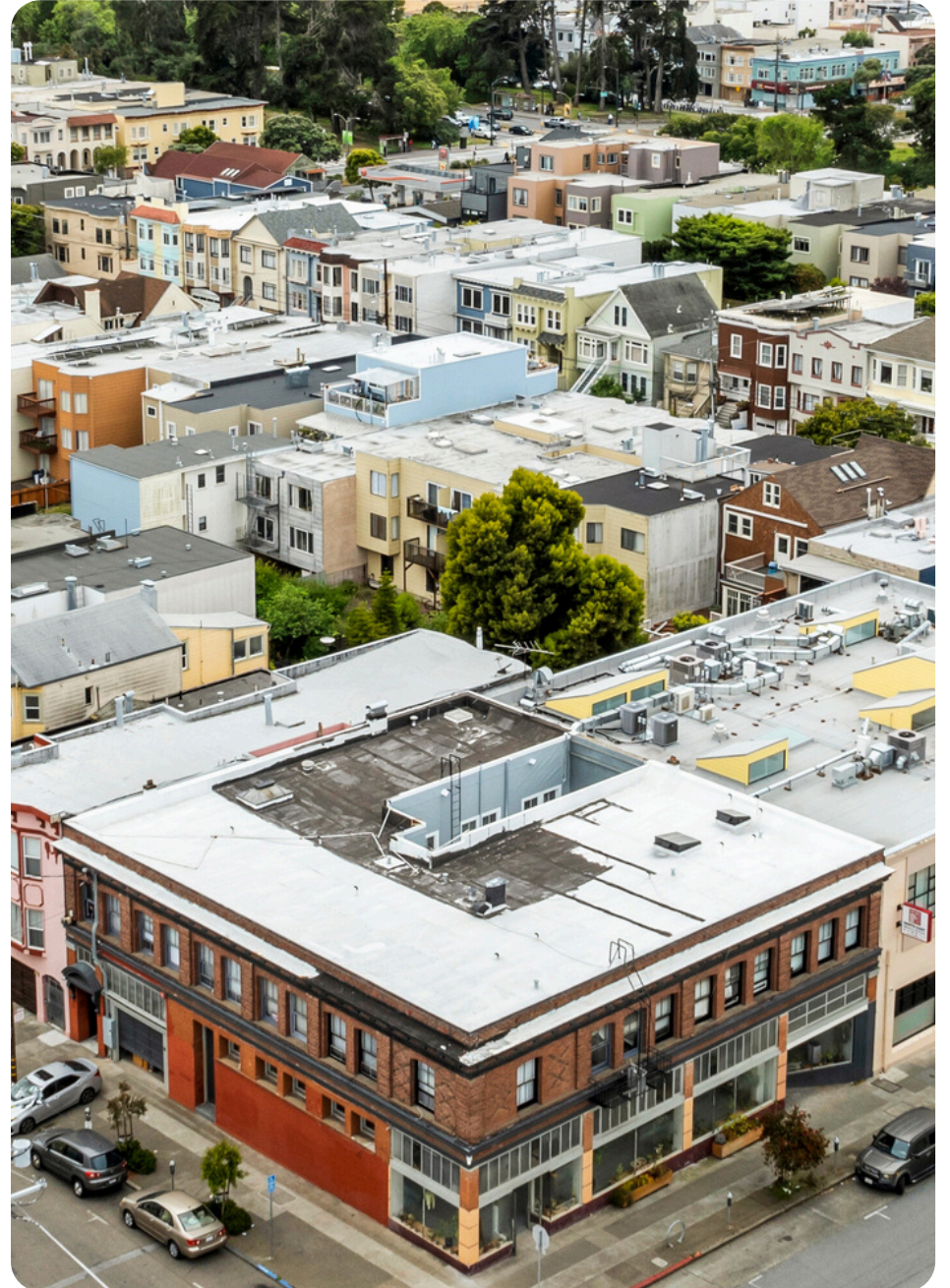
*Based on Sales price

*Based on 3% of the Gross Rents

Image



Images



Team



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Unique Vision

We see what others miss

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California like we do

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We do it all

Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

CA DRE# 01103056

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